

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		EDMUND RD, ARLINGTON

## OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	CIPAR JAMES & MELANIE		
Owner 2:			
Owner 3:			
Street 1:	44 EDMUND RD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:	KENNEY GEORGE T -		
Owner 2:	KENNEY MARGARET B -		
Street 1:	44 EDMUND RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Vinyl Exterior and 1380 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11531	Total SF/SM:	5023	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,482	Spl Credit	Total:	399,500
--------------	---------	--------------	------	-------------	-----	------------	---------------	-----------	--------	---------	------------	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD****ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

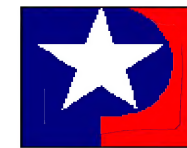
Total Card /

**Total Parcel**

701,100

**701,100**

**701,100**



**Patriot**  
Properties Inc.

**USER DEFINED**

Prior Id # 1:	61300
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

### ACTIVITY INFORMATION

Date	Result	By	Name
9/5/2018	Inspected	BS	Barbara S
8/13/2018	MEAS&NOTICE	BS	Barbara S
3/20/2009	Meas/Inspect	163	PATRIOT
2/1/2000	Mailer Sent		
2/1/2000	Measured	197	PATRIOT
8/4/1993		RV	

**Sign:** VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5023.000	301,600		399,500	701,100		61300
							GIS Ref
							GIS Ref
Total Card	0.115	301,600		399,500	701,100	Entered Lot Size	GIS Ref
Total Parcel	0.115	301,600		399,500	701,100	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		508.04	/Parcel: 508.04	Land Unit Type:	02/05/18

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	301,600	0	5,023.	399,500	701,100		Year end	12/23/2021
2021	101	FV	292,600	0	5,023.	399,500	692,100		Year End Roll	12/10/2020
2020	101	FV	292,700	0	5,023.	399,500	692,200	692,200	Year End Roll	12/18/2019
2019	101	FV	231,500	0	5,023.	405,200	636,700	636,700	Year End Roll	1/3/2019
2018	101	FV	233,700	0	5,023.	302,500	536,200	536,200	Year End Roll	12/20/2017
2017	101	FV	205,900	0	5,023.	273,900	479,800	479,800	Year End Roll	1/3/2017
2016	101	FV	205,900	0	5,023.	262,500	468,400	468,400	Year End	1/4/2016
2015	101	FV	194,600	0	5,023.	222,600	417,200	417,200	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
---------	-------------------	-------------------------	--------